

INDEX OF THE REAL ESTATE ANALYST SERVICE

VOLUME XXVI-1957



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THE REAL ESTATE ANALYST SERVICE

VOLUME XXVI-1957

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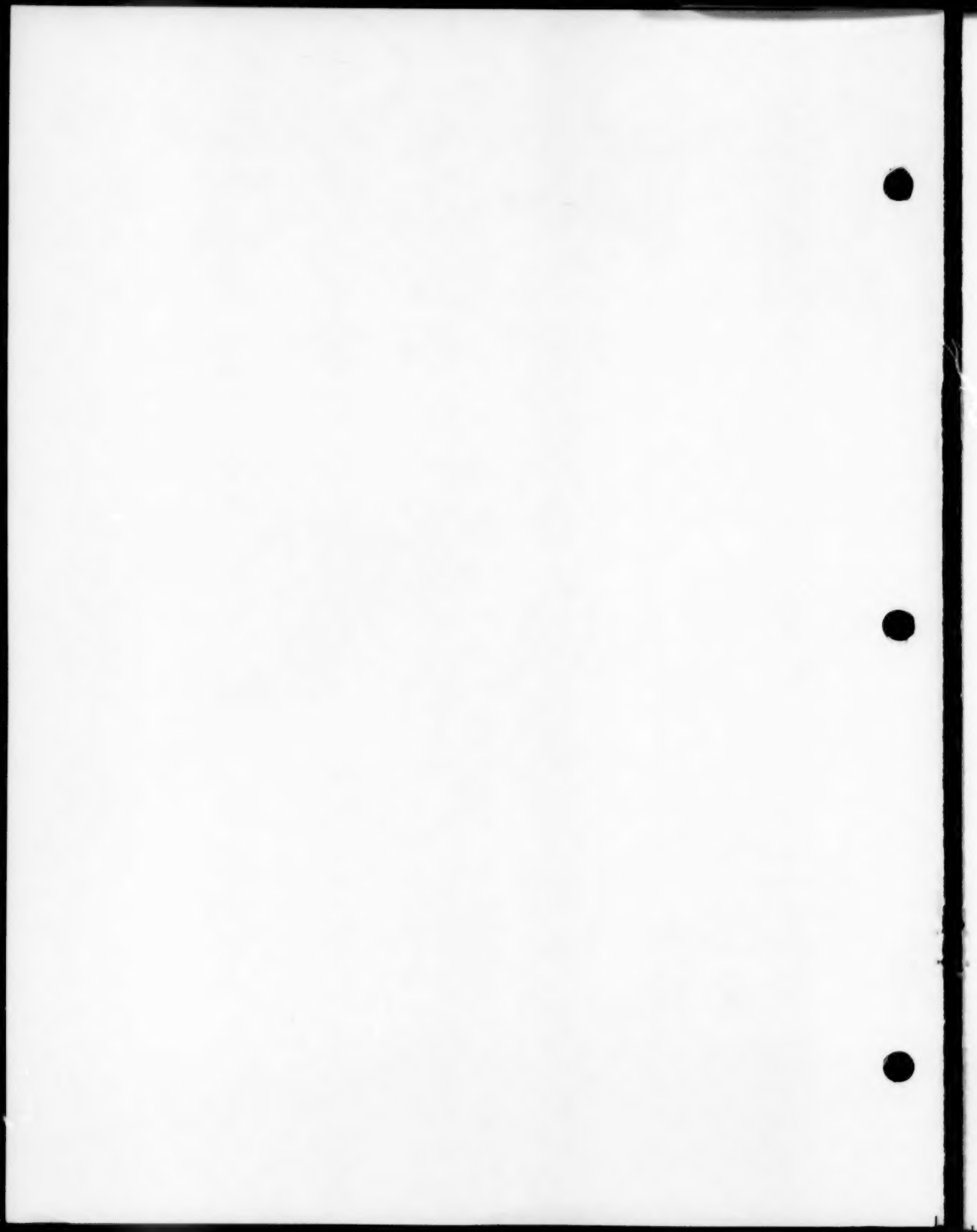
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farm sales	496
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marriages	374
mortgages	32, 40, 72, 468, 473
lender survey	236-237, 259
office building vacancy	526
public debt	457
rental housing	
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bank deposits	125
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department store sales	431
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marriages	374
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mortgages	236-237
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lender survey	526
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office building vacancy	457
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DURHAM, N. C.

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bank deposits	125
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marriages	374
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mortgages	32, 40, 72, 468, 473
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bank deposits	125
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bank deposits	125
building, residential	157, 568
department store sales	431
marriages	374
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EVANSVILLE, IND.

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building, residential	157, 568
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department store sales	431
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marriages	374
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transfers, real estate	64, 94, 440, 542, 547
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bank deposits	125
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department store sales	432
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bank deposits	125
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building, residential	157, 568
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mortgages	32, 40, 64, 468, 473
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bank deposits	125
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bank deposits, by counties	125-126
farm income	270
farm sales	496
farm values	20, 197, 201, 273

state debt per family	462
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department store sales	432
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marriages	375
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public debt	460	SAN DIEGO, CALIF.		rents, residential	517
rental housing		bank deposits	125	retail sales	
supply & demand	350, 532	building, residential	170, 579	central business district	
rents, residential	517	department store sales	436	comparisons	279, 280, 289
retail sales		marriages	379	taxes, real estate	506, 508
central business district		mortgages	37, 40, 68, 469, 479	SEATTLE, WASH.	
comparisons	278, 280, 288	lender survey	250-251, 261	bank deposits	125
shopping districts	291-294	office building vacancy	528	building, residential	171, 580
taxes, real estate	506, 508	public debt	460	department store sales	436
transfers, real estate	67, 95, 441, 543, 552	retail sales		marriages	380
ST. PAUL, MINN.		central business district		mortgages	38, 40, 75, 469, 480
building, residential	574	comparisons	279, 280, 288	lender survey	250-251, 261
See also Minneapolis, Minn.		taxes, real estate	506, 508	office building vacancy	528
department store sales	435	transfers, real estate	68, 95, 441, 543, 552	public debt	460
mortgages	37, 74, 469, 479	SAN FRANCISCO, CALIF.		rental housing	
lender survey	250-251	bank deposits	125	supply & demand	350, 523
public debt	460	building, residential	170-171, 579	rents, residential	517
rental housing		department store sales	436	retail sales	
supply & demand	522	marriages	379	central business district	
retail sales		mortgages	37, 40, 67, 469, 479	comparisons	279, 280, 289
central business district		lender survey	250-251, 261	taxes, real estate	507, 508
comparisons	278, 280	office building vacancy	528	transfers, real estate	75, 95, 441, 543, 553
taxes, real estate	506, 508	public debt	460	SELLING PRICES	
transfers, real estate	74, 95, 441, 543, 552	rental housing		Prices, real estate	See
ST. PETERSBURG, FLA.		supply & demand	523	SHEBOYGAN, WIS.	
transfers, real estate	95, 441, 543, 552	rents, residential	517	bank deposits	125
See also Tampa, Fla.		retail sales		SHERIDAN, WYO.	
SALEM, OREG.		central business district		bank deposits	125
bank deposits	125	comparisons	279, 280, 289	SHOPPING CENTERS	
SALES, REAL ESTATE	See	taxes, real estate	506, 508	older neighborhood	291-294
Farm sales; Real estate activity		transfers, real estate	67, 95, 441, 543, 552	regional	109-114
SALES, RETAIL		SAN JOSE, CALIF.		SHREVEPORT, LA.	
central business district		bank deposits	125	bank deposits	125
comparisons, by cities,		building, residential	171, 579	building, residential	171, 580
1948 & 1954	275-299	department store sales	436	mortgages	
mail order, 1935-	297	mortgages	37, 40, 67, 469, 479	lender survey	250-251
See also Department store sales		lender survey	250-251	retail sales	
SALINA, KANS.		retail sales		central business district	
bank deposits	125	central business district		comparisons	279, 280, 289
SALT LAKE CITY, UTAH		comparisons	279, 280, 288	SIOUX CITY, IOWA	
bank deposits	125	taxes, real estate	95, 441, 543, 553	bank deposits	125
building, residential	170, 578	transfers, real estate		building, residential	171, 580
department store sales	435	SANTA ANA, CALIF.		mortgages	
marriages	379	bank deposits	125	lender survey	250-251
mortgages	37, 40, 75, 469, 479	building, residential	171, 579	central business district	
lender survey	250-251, 261	department store sales	436	comparisons	279, 280, 289
office building vacancy	527	mortgages	37, 40, 469, 479	SIOUX FALLS, S. DAK.	
		See also Los Angeles, Calif.		bank deposits	125
				building, residential	171, 580

SOMERVILLE, MASS.			SPRINGFIELD, OHIO (cont.)			TAMPA, FLA. (cont.)	
mortgages	38, 40, 68, 469, 480		mortgages	38, 40, 75, 469, 480		rental housing	
public debt	460		lender survey	252-253		supply & demand	523
taxes, real estate	507, 508		transfers, real estate	75, 95, 441, 543, 553		taxes, real estate	507, 508
transfers, real estate	68, 95, 441, 543, 553					TAXES, REAL ESTATE	
See also Boston, Mass.						forecast	17, 47
SOUTH BEND, IND.			"SQUEEZE TIGHTENS ON MORTGAGE ACTIVITY"		29, 43-44	per family	
bank deposits	125		STAMFORD, CONN.			1921-	17
building, residential	171, 580		building, residential	172, 581		1925-	501
marriages	380		mortgages	252-253		1947-	47
mortgages	38, 40, 68, 469, 480		lender survey	See		by cities, 1929-	502-508
lender survey	252-253		STEUBENVILLE, OHIO			See also Farm taxes	
public debt	460		Wheeling, W. Va.			TENNESSEE	
rental housing			"STOCK MARKET AND THE REAL ESTATE READJUSTMENT"	463-466		bank deposits, by counties	125-126
supply & demand	523		STOCK PRICES, INDUSTRIAL			farm income	270
taxes, real estate	507, 508		1917-	486-487		farm sales	499
transfers, real estate	68, 95, 441, 543, 553		1929-32, 1957	485		farm values	20, 197, 204, 273
SOUTH CAROLINA			1937-	533		state debt per family	462
bank deposits, by counties	125-126		1948-	588		vacancy rates	
farm income	270		in constant dollars, 1941-	90		FHA rental projects	333
farm sales	499		STOCKTON, CALIF.			TERRE HAUTE, IND.	
farm values	20, 197, 204, 273		bank deposits	125		bank deposits	125
state debt per family	462		building, residential	172, 581		building, residential	172, 581
vacancy rates			mortgages	38, 40, 68, 469, 480		mortgages	38, 40, 68, 469, 481
FHA rental projects	333		lender survey	252-253, 261		lender survey	252-253
SOUTH DAKOTA			STORES			transfers, real estate	68, 95, 441, 543, 554
bank deposits, by counties	125-126		building costs	490		TEXARKANA, TEX.	
farm income	270		1913-	493		bank deposits	125
farm sales	499		changes in older neighborhood			TEXAS	
farm values	20, 197, 204, 273		centers, 1947-57	291-294		bank deposits, by counties	125-126
state debt per family	462		shopping centers, regional	109-114		farm income	270
vacancy rates			SUPERIOR, WIS.			farm sales	499
FHA rental projects	333		mortgages			farm values	20, 197, 204, 273
SPOKANE, WASH.			lender survey	252-253		state debt per family	462
bank deposits	125		See also Duluth, Minn.			vacancy rates	
building, residential	171, 580		SYRACUSE, N. Y.			FHA rental projects	333
department store sales	436		bank deposits	125		"THIS I BELIEVE"	423-426
marriages	380		building, residential	172, 581		TOLEDO, OHIO	
mortgages			department store sales	436		bank deposits	125
lender survey	252-253, 261		marriages	380		building, residential	172, 581
office building vacancy	528		mortgages	38, 40, 75, 469, 481		department store sales	436
public debt	461		lender survey	252-253, 261		marriages	380
retail sales			public debt	461		mortgages	38, 40, 69, 469, 481
central business district			rental housing			lender survey	254-255
comparisons	279, 280, 289		supply & demand	523		office building vacancy	528
taxes, real estate	507, 508		retail sales			rental housing	
SPRINGFIELD, ILL.			central business district			supply & demand	523
bank deposits	125		comparisons	289		retail sales	
building, residential	171, 580		taxes, real estate	507, 508		central business district	
mortgages			transfers, real estate	75, 95, 441, 543, 554		comparisons	279, 280, 289
lender survey	252-253					taxes, real estate	507, 508
rental housing						transfers, real estate	68, 95, 441, 543, 554
supply & demand	523						
SPRINGFIELD, MASS.						TOPEKA, KANS.	
bank deposits	125					bank deposits	125
building, residential	171-172, 580					building, residential	172, 581
marriages	380					department store sales	437
mortgages	38, 40, 68, 469, 480		TACOMA, WASH.			mortgages	38, 40, 75, 469, 481
lender survey	252-253, 261		bank deposits	125		lender survey	254-255
public debt	461		building, residential	172, 581		office building vacancy	528
rental housing			department store sales	436		transfers, real estate	75, 95, 441, 543, 554
supply & demand	523		marriages	380		TORONTO, CANADA	
taxes, real estate	507, 508		mortgages			office building vacancy	528
transfers, real estate	68, 95, 441, 543, 553		lender survey	252-253, 261		TRANSFERS, REAL ESTATE	
SPRINGFIELD, MO.			public debt	461		by cities	62-69, 71-75, 94-95, 440-441, 542-543, 544-555
bank deposits	125		taxes, real estate	507, 508			
building, residential	171, 580		transfers, real estate	95, 441, 543, 554			
mortgages	38, 40, 75						
lender survey	252-253		TALLAHASSEE, FLA.				
transfers, real estate	75, 95, 441, 543, 553		bank deposits	125			
SPRINGFIELD, OHIO			TAMPA, FLA.				
bank deposits	125		bank deposits	125			
building, residential	171, 580		building, residential	172, 581			
department store sales	436		department store sales	436			
			marriages	380			
			mortgages	469, 481			
			lender survey	252-253			
			public debt	461			

TRENTON, N. J. (cont.)

mortgages	39, 40, 75, 469, 481
lender survey	254-255
public debt	461
retail sales	
central business district	
comparisons	279, 280, 290
taxes, real estate	507, 508
transfers, real estate	75, 95, 441, 543, 554

TRINIDAD, COLO.

bank deposits	125
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TROY, N. Y.

mortgages	
lender survey	254-255

See also Albany, N. Y.

TUCSON, ARIZ.

bank deposits	125
mortgages	39, 40, 69, 469, 481
lender survey	254-255
transfers, real estate	69, 95, 441, 543, 554

TULSA, OKLA.

bank deposits	125
building, residential	173, 582
department store sales	437
marriages	381
mortgages	39, 40, 69, 469, 481
lender survey	254-255, 261
office building vacancy	528
public debt	461
rental housing	
supply & demand	350, 523
retail sales	
central business district	
comparisons	279, 280, 290
taxes, real estate	507, 508
transfers, real estate	69, 95, 441, 543, 554

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"URBAN LAND IS A MANUFACTURED
PRODUCT"

	509-512
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UTAH

bank deposits, by counties	125-136
farm income	270
farm sales	499
farm values	30, 197, 205, 273
state debt per family	462
vacancy rates	
FHA rental projects	333

UTICA, N. Y.

bank deposits	125
building, residential	173, 582
marriages	381
mortgages	
lender survey	254-255
public debt	461
retail sales	
central business district	
comparisons	279, 280, 290
taxes, real estate	507, 508

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VACANCY

in older neighborhood	
shopping districts	291-294
office building	535-536
1924-	383
1948-	49
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VACANCY (cont.)

residential	
1950-	332, 469
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Rentals, advertised

VANCOUVER, CANADA

office building vacancy	528
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VALUES, REAL ESTATE

See

Farm values; Land values;

Prices, real estate

"VALUES HOLDING STEADY -

NUMBER OF SALES DOWN"

439, 442

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RENTALS"

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"VARIATIONS IN SELLING

PRICES"

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VERMONT

bank deposits, by counties

125-126

farm income

270

farm sales

499

farm values

20, 197, 205,
273

state debt per family

462

vacancy rates

333

FHA rental projects

333

VETERANS ADMINISTRATION

guaranteed loans

392

applications, 1950-

535

housing starts, 1951-

42

100% loans, 1949-

survey of lender opinion,

by cities

231-262

VIRGINIA

bank deposits, by counties

125-126

farm income

270

farm sales

499

farm values

20, 197, 205,
273

state debt per family

462

vacancy rates

333

FHA rental projects

333

-W-

WACO, TEX.

bank deposits	125
building, residential	173, 582
mortgages	39, 69, 469, 482
lender survey	254-255
transfers, real estate	69, 95, 543, 555

WAGES

comp. with cost of living

450-451

& rents, 1917-

related to cost of new house,

1913 & 1956

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union rates, selected

building trades, 1947-

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WASHINGTON (STATE)

bank deposits, by counties	125-126
farm income	270
farm sales	499
farm values	20, 197, 205, 273
state debt per family	462
vacancy rates	
FHA rental projects	333
WASHINGTON, D. C.	
bank deposits	125
building, residential	173, 582
department store sales	437
marriages	381
mortgages	39, 69, 469, 482
lender survey	254-255
office building vacancy	528
public debt	461

WASHINGTON, D. C. (cont.)

rental housing	
supply & demand	524
rents, residential	517
retail sales	
central business district	
comparisons	279, 280, 290
taxes, real estate	507, 508
transfers, real estate	69, 95, 441, 543, 555

WATERBURY, CONN.

bank deposits	125
building, residential	173, 582
mortgages	39, 40, 69, 469, 482
interest rates	70
lender survey	254-255
public debt	461
retail sales	
central business district	
comparisons	279, 280, 290
taxes, real estate	507, 508
transfers, real estate	69, 95, 441, 543, 555

WATERLOO, IOWA

bank deposits	125
building, residential	173, 582
mortgages	
lender survey	254-255, 262

WATERTOWN, N. Y.

bank deposits	125
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WEST PALM BEACH, FLA.

bank deposits	125
bank deposits, by counties	125-126
farm income	270
farm sales	499
farm values	20, 197, 205, 273
state debt per family	462
vacancy rates	
FHA rental projects	333

WESTCHESTER CO., N. Y.

building, residential	163, 576
mortgages	39, 40, 69, 482
transfers, real estate	69, 95, 441, 543, 555

See also New York, N. Y.

WHEELING, W. VA.

bank deposits	125
building, residential	173, 582
department store sales	437
mortgages	
lender survey	254-255

WHOLESALE PRICES

See

Prices, wholesale building material

Prices, wholesale commodity

Prices, wholesale lumber

WHOLESALE TRADE

inventories and sales, 1939-

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WICHITA, KANS.

bank deposits	125
building, residential	173, 582
department store sales	437
marriages	381
mortgages	
lender survey	254-255
public debt	461
rental housing	
supply & demand	524
retail sales	
central business district	
comparisons	279, 280, 290
taxes, real estate	507, 508

WICHITA FALLS, TEX.

bank deposits	125
building, residential	173, 582
mortgages	
lender survey	256-257

WILKES-BARRE, PA.

bank deposits	125
building, residential	173, 582
department store sales	437

WILMINGTON, DEL.		WORCESTER, MASS. (cont.)		YONKERS, N. Y.	
bank deposits	125	department store sales	437	mortgages	469
building, residential	173, 583	marriages	381	lender survey	256-257
marriages	381	mortgages	39, 40, 69, 469, 482	public debt	461
mortgages				retail sales	
lender survey	256-257, 262	lender survey	256-257	central business district	
public debt	461	public debt	461	comparisons	279, 280
retail sales		rental housing		taxes, real estate	508
central business district		supply & demand	524	See also New York, N. Y. ;	
comparisons	279, 280, 290	retail sales		West, hester Co., N. Y.	
taxes, real estate	508	central business district		YORK, PA.	
WINNIPEG, CANADA		comparisons	279, 280, 290	bank deposits	125
rental housing		taxes, real estate	508	building, residential	173, 583
supply & demand	350, 524	transfers, real estate	69, 95, 441, 543, 555	department store sales	437
transfers, real estate	95, 441, 543, 555	WYOMING		YOUNGSTOWN, OHIO	
WINSTON-SALEM, N. C.		bank deposits, by counties	125-126	bank deposits	125
bank deposits	125	farm income	270	building, residential	173-174, 583
building, residential	173, 583	farm sales	499	department store sales	437
mortgages		farm values	20, 197, 205, 273	marriages	381
lender survey	256-257, 262		462	mortgages	39, 40, 75, 469, 482
WISCONSIN		state debt per family		lender survey	256-257, 262
bank deposits, by counties	125-126	vacancy rates		public debt	461
farm income	270	FHA rental projects	333	rental housing	
farm sales	499			supply & demand	524
farm values	20, 197, 205, 273			retail sales	
state debt per family	462			central business district	
vacancy rates				comparisons	279, 280, 290
FHA rental projects	333			taxes, real estate	508
WORCESTER, MASS.				transfers, real estate	75, 95, 441, 543, 555
bank deposits	125	YAKIMA, WASH.		YUMA, ARIZ.	
building, residential	173, 583	bank deposits	125	bank deposits	125

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